

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, January 27, 2021, regarding the items noted below. The meeting will commence at 4:00 PM. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

LU-2020-0046\* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for the expansion of Eagle Valley Middle School, on property zoned Public (P), located at 4151 East 5th Street, APN 010-035-27. (Heather Ferris, hferris@carson.org)

Summary: Carson City School District is proposing to expand Eagle Valley Middle School (EVMS) to provide additional capacity. The proposed addition will be approximately 20,915 square feet over two-stories with a building footprint of approximately 10,867 square feet. The project includes: 10 new classrooms (five on each floor), 2 STEM (Science, Technology, Engineering, Mathematics) labs, learning corridors, computer rooms, offices, workrooms, staff and general restrooms, storage space, courtyard area for outdoor learning with built-in benches, and an area for a future hoop house. The project will allow for additional student capacity, with an increase from 762 students to approximately 950 students which will help to alleviate overcrowding at Carson Middle School by allowing for modified attendance zones between the two schools. Per Carson City Municipal Code 18.04.170 the use may only be established or modified subject to approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0048\* For Possible Action: Discussion and possible action regarding a request to modify a Special Use Permit (LU-2020-0010) for a residential use in a non-residential zoning district so as to house four units in two buildings instead of in one building on property zoned General Commercial (GC), located at 3993 Lepire Drive, APN 010-351-15. (Hope Sullivan, hsullivan@carson.org)

Summary: On May 27, 2020 the Planning Commission approved a Special Use Permit (LU-2020-0010) for a residential use in a non-residential zoning district. Specifically, the applicant obtained approval for a fourplex with associated parking and open space. The applicant is now seeking to modify the special use permit so as to house the four units in two separate buildings. The Planning Commission is authorized to approve a modification to a Special Use Permit.

LU-2020-0047\* For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (SUP-18-135) to allow a Tattoo Parlor use to occupy an additional 246 square feet of existing building on property zoned Retail Commercial (RC), located at 113 Rice Street, APN 002-152-02. (Heather Ferris, hferris@carson.org)

Summary: On October 24, 2018 the Planning Commission approved a Special Use Permit (SUP-18-135) to operate a Tattoo Parlor in an existing building on Rice Street. Tattoo Parlors are a conditional use in the Retail Commercial zoning district. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission. The applicant is requesting an amendment to SUP-18-135 to expand the business into the attached 246 square foot

room to the south of the existing building. The Planning Commission is authorized to approve an amendment to a Special Use Permit.

LU-2020-0049\* For Possible Action: Discussion and possible action regarding a Special Use Permit to construct an accessory structure that will result in the cumulative area of the accessory structures exceeding 75 percent of the size of the primary building, and the area of the accessory structures exceeding 5 percent of the parcel size on property zoned Single Family 1 Acre (SF1A), located at 4488 Hillview Drive, APN 009-189-18. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject property is currently improved with a 1,911 square foot home with attached garage and an 864 square foot detached garage on a one-acre lot. The applicant is proposing a 50-foot by 80-foot, 4,000 square foot, shop building in the northwest corner of the lot. This will result in the cumulative area of the accessory buildings being approximately 254 percent of the size of the primary building and covering 11 percent of the lot. As the cumulative area of the accessory buildings will exceed 75 percent of the size of the primary structure, and as it will cover more than 5 percent of the lot area, per CCMC 18.05.055, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

SUB-2020-0016 For Possible Action: Discussion and possible action regarding a Tentative Subdivision Map known as Borda Crossing to create 28 single family residential lots on a 5.27 acre parcel zoned Single Family 1 Acre (SF1A), located at the northeast corner of the intersection of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to create 28 residential lots, with a minimum lot size of 5,009 square feet. Vehicular access is proposed from Silver Sage Drive and Center Drive. The plans include large, landscaped buffer areas to the north and south. The Planning Commission makes a recommendation to the Board of Supervisors, and the Board has the authority to approve a Tentative Subdivision Map. The subject Tentative Subdivision Map is dependent upon the approval of a Zoning Map Amendment (ZA-2020-0005) from Single Family 1 Acre to Single Family 6,000. At its May 27, 2020 meeting, the Planning Commission recommended approval of the Zoning Map Amendment to the Board of Supervisors. The Board of Supervisors considered the Zoning Map Amendment on June 18, 2020; however, the Board declined to take action and continued the matter to allow the applicant to either bring forward an alternative zoning map amendment request or a lot layout that would address the finding of land use compatibility. The Board will consider the zoning map amendment at the meeting where it considers the tentative subdivision map.

LU-2020-0050\* For Possible Action: Discussion and possible action regarding a Special Use Permit for outdoor storage with personal storage within an enclosed building on property zoned General Commercial and Public Regional, located on the west side of Airport Road, south of Butti Way, APN 010-041-76. (Hope Sullivan, hsullivan@carson.org).

Summary: The applicant is proposing a storage facility with a 1,000 square foot manager's office, 54,400 square feet of enclosed personal storage, covered storage space for 180 recreational vehicles, and a sanitary waste dump station. As the property has two zoning districts, and the use is a conditional use in one of the two zoning districts, a Special Use Permit is required. The

Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0051: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district and a special use to exceed the height limitation to construct 126 apartment units on a 6.13-acre parcel zoned Neighborhood Business (NB), located on the south side of Little Lane, west of Janas Way, APN 004-015-06.

Summary: The applicant proposes to build a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in eleven buildings with a height of 29 feet. Site amenities include a swimming pool, a clubhouse, and sports courts. Access is proposed from Little Lane and Jana Way. The maximum height in the NB zoning district is 26 feet, although additional height may be allowed with a Special Use Permit. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.

2010-00000115 (SUP-10-115-2): For Possible Action: Discussion and possible action regarding the revocation or reexamination of Special Use Permit SUP-10-115 for the asphalt plant located at 8013 Highway 50 East, APNs 008-611-31, -33, -37 and -41. (Lee Plemel, lplemel@carson.org)

Summary: Pursuant to CCMC 18.02.090, a Special Use Permit may be revoked for good cause including but not limited to failure to comply with any conditions of the permit and any act relating to the Special Use Permit that creates a public nuisance or is detrimental to the public health, safety and welfare. After reviewing evidence related to the operations on October 28, 2020, the Planning Commission directed staff to serve notice to the operator (Tahoe Western Asphalt) to appear before the Commission to address the alleged violations and show cause why the Special Use Permit should not be revoked. The Commission may approve the continued operation under the current Special Use Permit, amend conditions of the Special Use permit, revoke (deny) the Special Use Permit, or take other actions pursuant to CCMC 18.02.090.